

400

WARRANTY DEED

With Relinquishment of Dower and Curtesy

BENTON COUNTY TITLE & ABSTRACT COMPANY
207 NE Second Street • P.O. Box 306 • Bentonville, Arkansas 72712
Phone (501) 273-9048

BOOK 718 PAGE 867

KNOW ALL MEN BY THESE PRESENTS:

That RICHARD A. SINCLAIR, a single person
hereinafter
called GRANTOR _____, for and in consideration of the sum of
One Dollar (\$1.00) DOLLARS
and other good and valuable consideration _____ in hand
paid by JUAN I. JACOBO AND ROSA M. JACOBO, HUSBAND AND
WIFE the receipt
of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto
JUAN I. JACOBO AND ROSA M. JACOBO, HUSBAND AND WIFE
hereinafter called
GRANTEE S, and unto their heirs and assigns forever the following lands
lying in BENTON County, Arkansas, to-wit:

FILED FOR RECORD
At 8:47 O'clock A M
JAN 25 1990
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

A PART OF LOTS 20 AND 21, BLOCK 12 OF MCGAUGHEY REVISED, ORCHARD ADDITION TO
THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS AS SHOWN IN PLAT RECORD BOOK "A"
AT PAGE 131 AND ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER
OF SAID LOT 20, SAID POINT BEING THE TRUE POINT OF BEGINNING AND ALSO BEING A
FOUND IRON PIN; THENCE NORTH 89 DEGREES 05 MINUTES 38 SECONDS WEST 77.00 FEET
TO A SET IRON PIN; THENCE SOUTH 00 DEGREES 45 MINUTES 15 SECONDS WEST 87.00
FEET TO A SET IRON PIN; THENCE SOUTH 79 DEGREES 30 MINUTES 55 SECONDS EAST
78.12 FEET TO A SET IRON PIN; THENCE NORTH 00 DEGREES 45 MINUTES 15 SECONDS
EAST 100.00 FEET TO THE TRUE POINT OF BEGINNING.

THIS TRANSACTION FALLS UNDER ARKANSAS STATUTE #84-4302-J

I certify under penalty of false
swearing that at least the legally
correct amount of documentary
stamps have been placed on this
instrument.

Juan I. Jacobo
1216 S 3rd Rogers
Ark 72756

To have and to hold the same unto the said GRANTEE S, and unto their heirs and assigns forever, with all appurtenances thereunto
belonging.

And I hereby covenant with said GRANTEE S that I will forever warrant and defend the title to the said lands against all
claims whatever.

And we, _____, husband and
wife, for and in consideration of the sum of money, do hereby release and relinquish unto the said GRANTEE S all our right of curtesy, dower
and homestead in and to the said lands.

Witness my hand and seal as such Grantors this 18th day of January, 19 90.

Richard A. Sinclair (L.S.) _____ (L.S.)
RICHARD A. SINCLAIR (L.S.) _____ (L.S.)
_____ (L.S.) _____ (L.S.)

ACKNOWLEDGMENT

STATE OF Arkansas ss
COUNTY OF BENTON

BE IT REMEMBERED, That on this day came before the undersigned, a _____ Notary Public
_____ within and for the County aforesaid, duly commissioned and
acting, RICHARD A. SINCLAIR to me well known

as the Grantor in the foregoing Deed, and stated that he _____ had executed the same for the
consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 18th day of January, 19 90

My Commission expires

July 5, 1996
This instrument prepared under
the supervision of William
Schrantz and Wood, P.A.
Attorneys at Law 221 N. 3rd
Rogers, AR 72756

Cody Schneck
CODY SCHNECK

Notary Public

36882